

023.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

998,100 / 998,100

USE VALUE:

998,100 / 998,100

ASSESSED:

998,100 / 998,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21-23		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	TOSCANO ROBERT R/TR &	Unit #:	
Owner 2:	MOVSESSIAN DENISE TR/		
Owner 3:	23 HENDERSON ST REALTY TR		

Street 1: 23 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	TOSCANO ROBERT & LEO-TRS -
Owner 2:	TOSCANO REALTY TRUST -

Street 1: 23 HENDERSON ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 7,274 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1895, having primarily Vinyl Exterior and 2704 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7274		Sq. Ft.	Site		0	80.	0.88	1									510,577						510,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7274.000		485,300		2,200		510,600		998,100							
Total Card							0.167		485,300		2,200		510,600		998,100		Entered Lot Size					
Total Parcel							0.167		485,300		2,200		510,600		998,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
023.0-0005-0012.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value Notes Date
2020	104	FV	485,400	2200	7,274.	510,600	998,200	998,200 Year End Roll 12/18/2019
2019	104	FV	373,300	2200	7,274.	542,500	918,000	918,000 Year End Roll 1/3/2019
2018	104	FV	373,300	2200	7,274.	395,700	771,200	771,200 Year End Roll 12/20/2017
2017	104	FV	387,300	3700	7,274.	344,600	735,600	735,600 Year End Roll 1/3/2017
2016	104	FV	387,300	3700	7,274.	293,600	684,600	684,600 Year End 1/4/2016
2015	104	FV	345,400	3700	7,274.	287,200	636,300	636,300 Year End Roll 12/11/2014
2014	104	FV	345,400	3700	7,274.	236,100	585,200	585,200 Year End Roll 12/16/2013
2013	104	FV	359,300	3700	7,274.	224,700	587,700	587,700 12/13/2012

SALES INFORMATION

Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes		PAT ACCT.	
TOSCANO ROBERT		63922-563			7/16/2014	Convenience		1		No	No	No	Leo Toscano d.o.d. 6/10/2014 Bk 63922 Pg 555.			
		19596-391			1/1/1989			200,000		No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/13/2011	1504	Re-Roof	5,000					install rubber roo	7/28/2017	Inspected	PH	Patrick H
									7/21/2017	MEAS&NOTICE	HS	Hanne S
									9/29/1999	Mailer Sent		
									9/29/1999	Measured	264	PATRIOT
									11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

